

AVAILABLE  
ON A BUILD  
TO SUIT BASIS

# FLAGSHIP PARK NORTH

OXNEY ROAD,  
PETERBOROUGH, PE1 5NB

## NEW INDUSTRIAL / LOGISTICS UNIT

UP TO 350,128 SQ FT  
(32,528 SQ M)



SUSTAINABLE  
DESIGN



HIGH  
SPECIFICATION



3.5 MVA  
POWER SUPPLY

# FLYING THE FLAG FOR QUALITY SPACE

Flagship North is Peterborough's next major industrial and logistics facility available on a build-to-suit basis.

The scheme is part of Flagship Park, which is the largest remaining commercial development site in Peterborough and the surrounding area. Our mission is to deliver the East of England's most prestigious commercial park.

The site is located approximately 10 minutes from the A1(M), providing strategic links to the East of England and the Midlands via the A14.

Connectivity across the East of England has never been better, and Peterborough is well placed to suit occupier demands.

The scheme has been designed to an enhanced specification and includes various sustainable initiatives that are of critical importance to our stakeholders. The unit will be finished to the highest standards and occupiers should expect best-in-class facilities.

Whilst we can offer bespoke design solutions for potential occupiers, a detailed planning application for a unit of approximately 350,000 sq ft will be submitted in Summer 2024 allowing for faster development programmes.



# SURROUNDED BY OPPORTUNITY

Flagship Park is the largest remaining land holding in Peterborough and the surrounding area, and will be one of the East's premier industrial and logistics locations once fully developed.

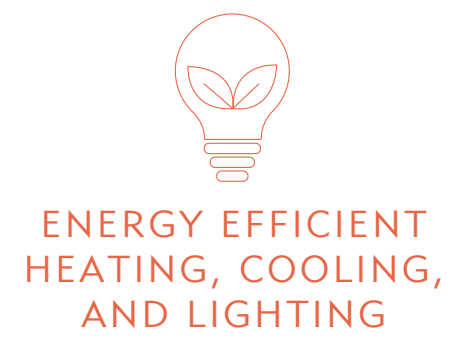
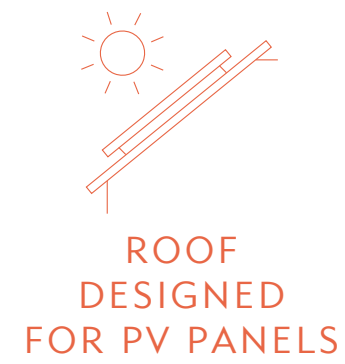
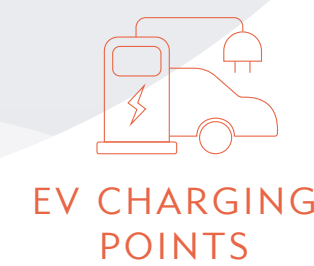
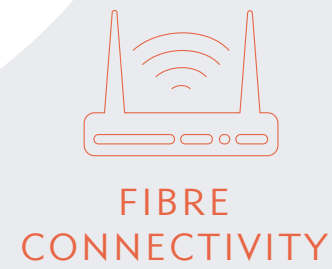
All units on site will offer enhanced specifications with sustainable design at the core, and will be finished to the highest standards by Hillwood's professional team. The site will be served via a new dedicated access off Edgerley Drain Road, will feature new footpaths and cycle paths, as well as several landscaped wellbeing areas.

The site already benefits from an Outline Planning Consent (Planning Ref: 18/00080/OUT). Flagship Park can provide units up to 850,000 sq ft on a build to suit basis, subject to further detailed planning applications.

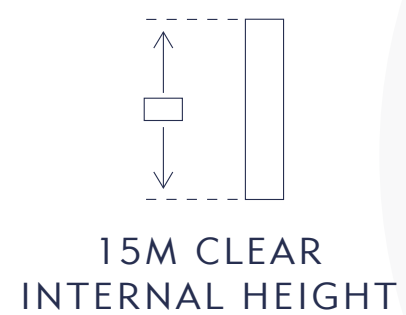


# IT'S ALL IN THE DETAILS

## ENHANCED SPECIFICATION

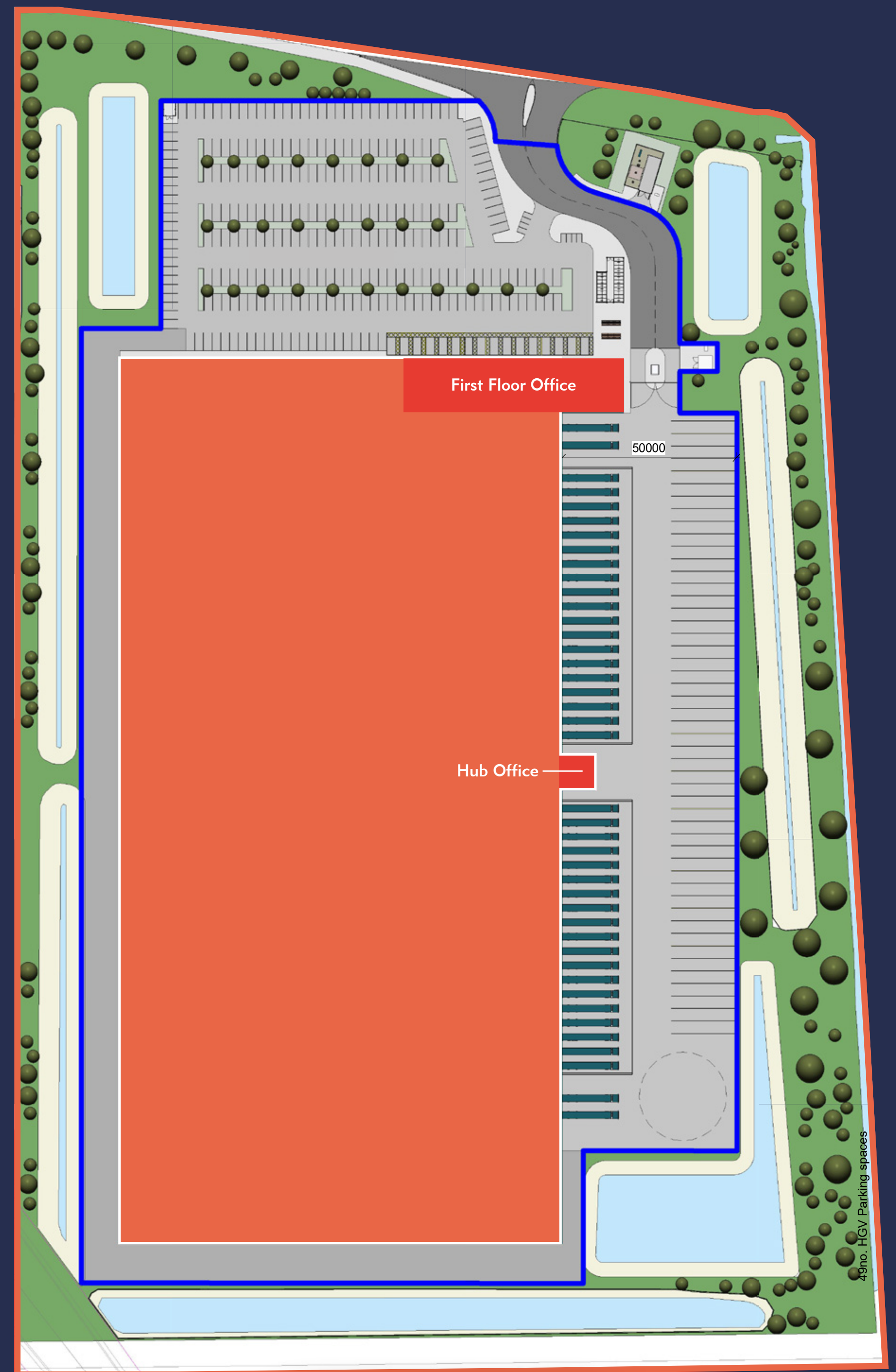


## SPECIFICATION



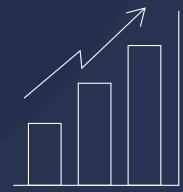
## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	337,560	31,360
OFFICES	12,568	1,168
(HUB OFFICE)	(947)	(88)
<b>TOTAL GIA</b>	<b>350,128</b>	<b>32,528</b>



49no. HGV Parking spaces

# STRENGTH IN NUMBERS



**82.8%**

82.8% of people are economically active in Peterborough, compared to 78.8% Great Britain.



**£667.7**

Gross weekly pay £667.7 (Peterborough) compared to £682.6 in Great Britain and £705.7 in East England.



## POPULATION

The population has increased by 39% since 2001 and is forecast to increase by a further 6.5% by 2031.



**63.5%**

63.5% of the population are within working age.



**£15.90**

Average hourly pay £15.90 (Peterborough) compared to £17.49 in Great Britain and £17.89 in East England.



**1,460,000 PEOPLE**

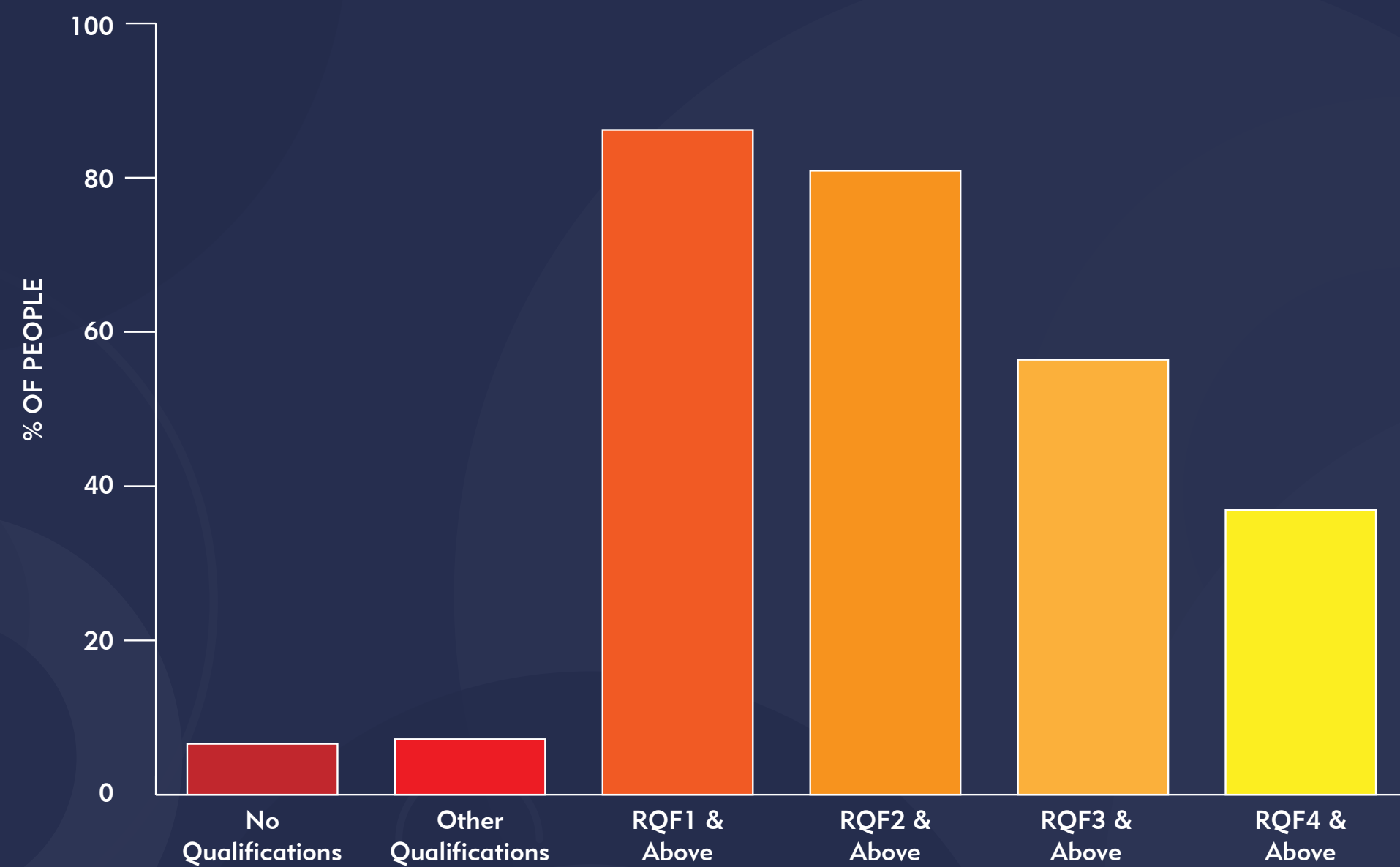
In excess of 1,460,000 people within a 30 minute drive.



Peterborough is one of the UK's fastest growing cathedral city's, with a strong economically active workforce and a long standing track record in commercial development.

The location has developed into a significant manufacturing and distribution location, with many high profile occupiers choosing to locate here encouraged by the strong local demographics.

## QUALIFICATIONS (JAN 2023 – DEC 2023)



# PERFECTLY LOCATED FOR BUSINESS

Peterborough is strategically located on the A1(M), approximately 80 miles north of Central London, and is a recognised industrial and logistics location within the East of England.

The A1(M) provides established transport links to surrounding centres including Cambridge, and links with

the A14 to provide access to the Midlands motorway network as well as further east. Several ports, airports, and freight terminals are within two hours drive. Rail access is excellent with the fastest time to London (King's Cross) being 49 minutes.

Flagship Park is situated approximately two miles east of Peterborough City Centre within the established Eastern Industry Area (Fengate). Junction 7 of the A1(M) is approximately 8 miles away and can be accessed within 11 minutes.

Local occupiers include:



/// number.twist.second



# STRATEGICALLY POSITIONED FOR ACCESS

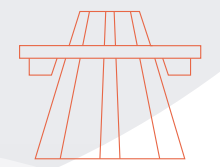
number.twist.second

POSTCODE: PE1 5YG



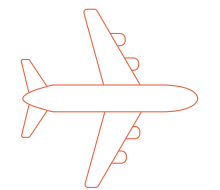
## DRIVE TIMES

Peterborough (City Centre)	2 miles	9 mins
Huntingdon	23 miles	24 mins
Cambridge	45 miles	51 mins
Northampton	43 miles	55 mins
Norwich	72 miles	1h 40 mins



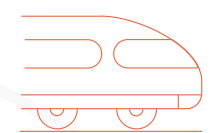
## MOTORWAYS

A1(M)	8 miles	11 mins
A14	22 miles	23 mins
M11	52 miles	52 mins
M1 (J19)	53 miles	1hr
M6 (J1)	53 miles	1hr
M25	70 miles	1hr 18 mins



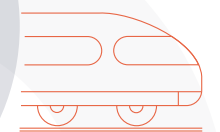
## AIRPORTS

Luton Airport	69 miles	1hr 21 mins
Stansted Airport	70 miles	1hr 14 mins
Norwich Airport	75 miles	1hr 43 mins
Heathrow Airport	97 miles	1hr 48 mins



## RAIL FREIGHT

Ely North	35 miles	55 mins
Northampton Gateway, Northampton	47 miles	1hr 2 mins
DIRFT, Daventry	61 miles	1hr 13 mins
East Midlands Gateway, Derby	66 miles	1hr 32 mins



## TRAIN TIMES

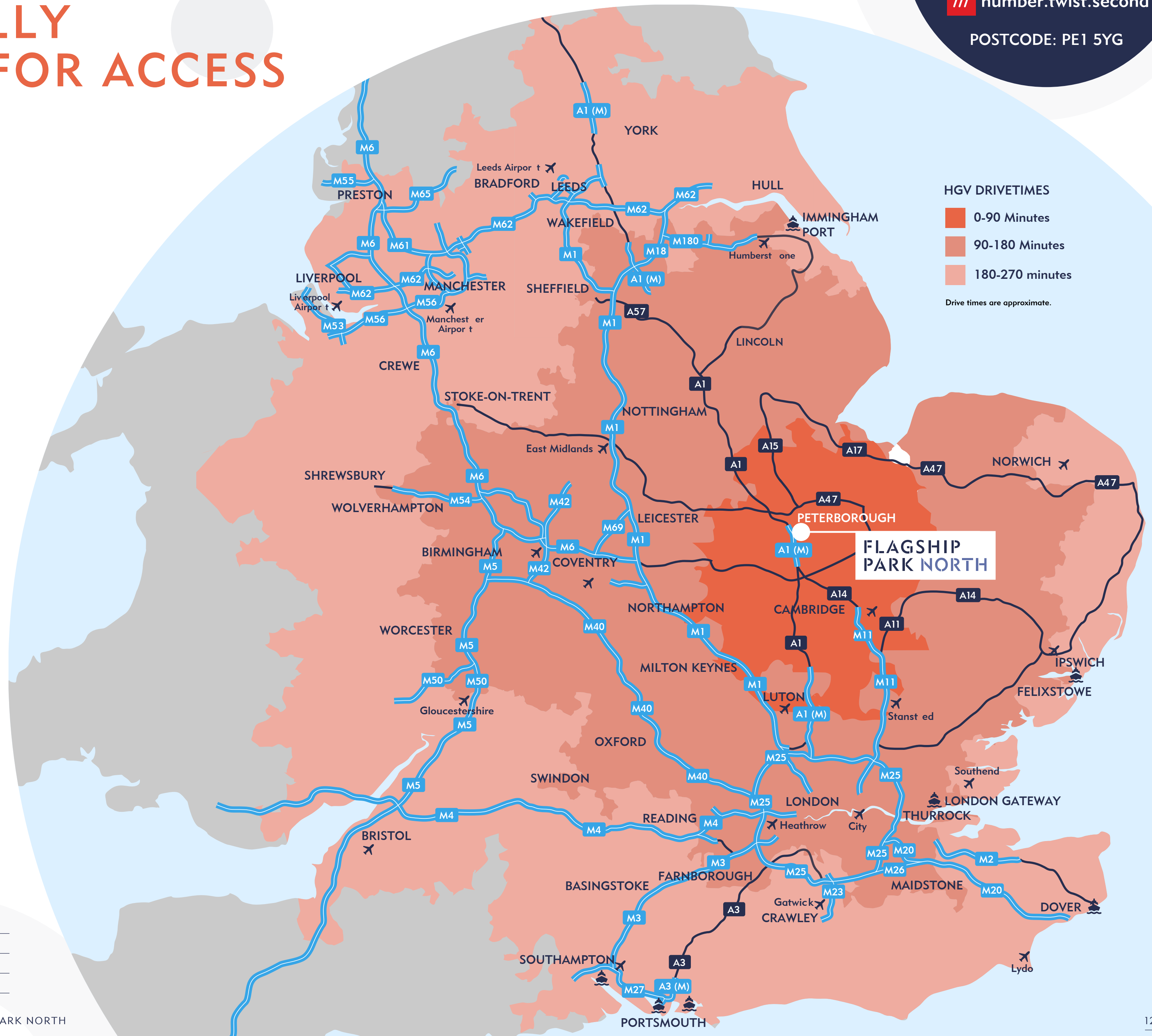
(FROM PETERBOROUGH TRAIN STATION)

Ely (onward to Norwich & Ipswich)	33 mins
London King's Cross (Direct)	49 mins
Cambridge (onward to Stansted Airport & London)	49 mins
Stevenage	52 mins

## HGV DRIVETIMES

- 0-90 Minutes
- 90-180 Minutes
- 180-270 minutes

Drive times are approximate.



# SUSTAINABILITY AT ITS HEART



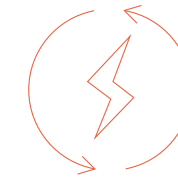
## BREEAM IN USE

The Landlord will be happy to work with occupiers to obtain BREEAM in Use certification, and have a full consultant team who have worked on the scheme from inception.



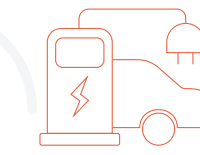
## ENERGY PERFORMANCE (EPC)

Units at Flagship Park will achieve an EPC A rating.



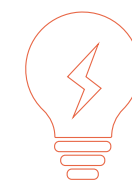
## ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



## ELECTRIC VEHICLE (EV) CHARGING

The unit will provide EV charging spaces on completion, as well as providing ducting to enable further spaces to be constructed in the future.



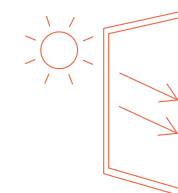
## ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



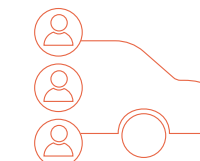
## GREEN ENVIRONMENT & SOCIAL WELL-BEING

Flagship Park has a range of walkways, bridlepaths, lakes and green spaces offering staff a pleasant and natural external environment.



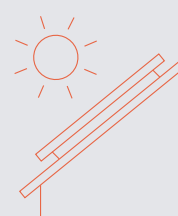
## NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



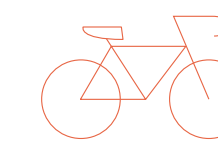
## CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



## PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels will be provided under the base build, whilst the roof will be structurally designed to support panels across the entirety so the occupier can add more as they wish.



## CYCLE PARKING

Covered cycles spaces and shower facilities will be provided.



# HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions

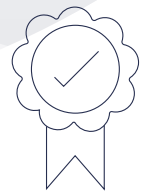
has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.

**"PROACTIVE, PROFESSIONAL, AND PASSIONATE"**

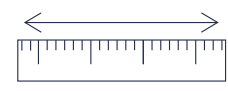
"Hillwood led all development activities having introduced the site to CROWN and achieved a very fast track programme to meet our operational targets. They have at all times been proactive, professional, and passionate about delivering the project to our requirements and they are worthy of positive recognition for this major project delivery, which we have acquired on a Freehold basis."

**Richard Ford**  
Director - Project Management and Engineering and Real Estate  
Crown Packaging Manufacturing UK Ltd.



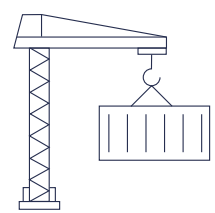
## BEST IN CLASS

Development team, technical team, and consultants.



## 5M SQ FT

Committed from 2025 onwards.



## LIVE PROJECTS

In every region of the UK.



## SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



## FOCUSED

Global reach, focused home team.



## AGILE

Private ownership and capital allows quick decisions.



### Recent Occupiers:



### Our Awards:



# FURTHER INFORMATION

## PLANNING

The site benefits from an Outline Planning Consent (Planning Ref: 18/00080/OUT) for full unrestricted E(g) (iii), B2, and B8 uses.

## RENT

Please contact our retained agents for further information.

## TENURE

The premises are available by way of a new lease, or alternatively a sale will be considered.

## TIMING

Units are available on a build to suit basis. Detailed programmes will be provided subject to occupier interest.



# FLAGSHIP PARK NORTH

OXNEY ROAD,  
PETERBOROUGH, PE1 5NB



## CONTACT

Please contact the retained agents:



### PATRICK STANTON

07918 709 399

patrick.stanton@bidwells.co.uk

### RORY BANKS

07976 832 083

rory.banks@bidwells.co.uk

### WILLIAM ROSE

07870 999 566

wrose@savills.com

### EDWARD GEE

07807 999 211

egee@savills.com

### WALTER SCOTT

07918 081 533

walter.scott@bidwells.co.uk

### RANJIT GILL

07771 838 135

rsgill@savills.com



IMPORTANT NOTICE Savills and Bidwells give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated February 2025.